

File No. 210756

Committee Item No. \_\_\_\_\_

Board Item No. 56

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: July 27, 2021

#### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
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- Appeal Letter - 6/28/21
- Planning Department Response - 7/19/21
- Opposition Party Statement - 7/16/21
- Public Hearing Notice - 7/16/21
- Clerical Documents
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew

Date: July 23, 2021

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_



## Appeal Filing to the Board of Supervisors Conditional Use Appeal [Planning Code, Section 308.1](#)

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The decision of the City Planning Commission either approving or disapproving an application for a reclassification or a conditional use of property is final unless a valid appeal to the Board of Supervisors is filed in accordance with the procedures listed below. These paragraphs are written to provide a summary of the process. Further details are contained in [Planning Code, Section 308.1](#). In case of conflict between these paragraphs and the Planning Code, the Planning Code provisions control.

### Who May File An Appeal:

Any person may file an appeal, provided the notice of appeal is subscribed either by the owners (as shown on the City's tax records) of at least 20% of the land area described in the next two paragraphs or subscribed by five members of the Board of Supervisors. Street areas do not count in the area calculation. Other government-owned property is not counted unless the government agency concerned is itself a subscriber to the appeal.

#### If Disapproved:

When a proposed amendment of conditional use has been disapproved by the City Planning Commission, the property affected shall be deemed to be all property within the area that is the subject of the application for amendment or conditional use, and within 300 feet of all exterior boundaries of the property that is the subject of the application.

#### If Approved:

When a proposed conditional use has been approved by the City Planning Commission, the property affected shall be deemed to be all property within 300 feet of all exterior boundaries of the property for which the conditional use has been approved by the City Planning Commission, excluding the property for which the approval has been given.

*NOTE: When a property is held in joint ownership, the signatures of joint owners shall be calculated in accordance with the provisions of [Planning Code, Section 308.1\(b\)4](#).*

*Thus, if property is owned jointly by two persons, the signature of only one counts as representing only half of the square footage.*



## Appeal Filing to the Board of Supervisors Conditional Use Appeal [Planning Code, Section 308.1](#)

### Filing Deadline:

In accordance with [Planning Code, Section 308.1](#), the notice of appeal must be filed within 30 calendar days of the date of the Planning Commission's decision, which normally occurs on a Thursday.

*NOTE: If the 30th day falls on a Saturday, Sunday or holiday, the appeal may be filed before 5:00 p.m. on the next business day.*

### What to File:

The following shall be filed with the Clerk of the Board of Supervisors:

(1 original and 2 hard-copies)

- 1) The required Appeal Form (signed by the Appellant/Authorized Agent) may be obtained from the Office of the Clerk of the Board of Supervisors, (attached);
- 2) A copy of the Planning Commission's Decision;
- 3) Any documentation to be included as evidence to support your appeal; and
- 4) \$665 Appeal Fee, payable to the Planning Department.<sup>1</sup>

[Administrative Code, Section 31.22](#)

AND [Planning Code, Section 350](#)

Fee waiver and refund information is attached.

*NOTE: Any materials will become public records, therefore, if any private information is included, Appellant is responsible for redacting such information prior to submission.*

### Where to File:

Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

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<sup>1</sup> Appeal Fee is subject to annual Consumer Price Index adjustment, as determined by the Controller. Contact the Clerk's Office at (415) 554-5184 or [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) to confirm current Appeal Fee.



## Appeal Filing to the Board of Supervisors Conditional Use Appeal [Planning Code, Section 308.1](#)

### **Hearing Date:**

Once the Appeal is determined ripe and timely, the Clerk will notify the appellant of the date, time, and place for the hearing before the Board of Supervisors.

Appeal hearings are scheduled at regular meetings of the full Board of Supervisors not less than 10 nor more than 30 days of the appeal filing. Appeals are scheduled on the last Tuesday within the 30 day period at 3:00 p.m.

Due to the fact that appeal hearings are scheduled from the date of filing, it is possible to have a hearing date scheduled before or very near the appeal filing deadline. If the Clerk of the Board receives additional appeal filings before the filing deadline, the initial hearing may be continued to not less than 10 nor more than 30 days.

No Committee hearing is held.

### **Hearing Notice:**

20 days prior to the hearing, the appellant shall provide the names and addresses of the interested parties to be notified in spreadsheet format.

The Clerk sends notices to the appellant, owners of the subject property, owners of all properties within 300 feet, and other interested persons who request notification from the Clerk of the Board of Supervisors.

### **Additional Documentation:**

Any additional documentation the appellant would like the Board members to consider must be delivered to the Clerk no later 12:00 p.m., 11 days prior to the hearing.

### **Decision:**

The Board of Supervisors may disapprove the action of the Planning Commission by vote of not less than two-thirds of all members of the Board (8 votes).





## Appeal Filing to the Board of Supervisors Conditional Use Appeal [Planning Code, Section 308.1](#)

### **Continuances:**

Only the Board of Supervisors (not the Clerk of the Board) can continue or grant a written request for continuance of the appeal hearing.

A written request must be submitted by both parties, in advance, for the Board's consideration.

A continuance may also occur if less than a full Board is expected to be present on a hearing date.

The Board may not continue the hearing for more than 90 days from the date of filing of the appeal, pursuant to [Planning Code, Section 308.1\(c\)](#).

### **Contact:**

Office of the Clerk of the Board  
(415) 554-5184

V:\Appeals\Info Sheets\Conditional Use Appeal info Sheet  
Effective 8/31/2020

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL** 2021 JUN 28 PM 1:22  
**FROM ACTION OF THE CITY PLANNING COMMISSION**

BY

JAB

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 5 Leland Ave & 2400 Bayshore Blvd.

May 27th 2021  
Date of City Planning Commission Action  
(Attach a Copy of Planning Commission's Decision)

6/28/2021  
Appeal Filing Date

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. 021-000603CUA.

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. 021-000603CUA.

\_\_\_\_\_ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 21-000603CUA.

X \_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. 2021-000603CUA.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

We are appealing the Planning Commission's decisions to deny the Case Number: 021-000603CUA Conditional Use Authorization (CUA) 5 Leland Avenue and 2400 Bayshore Boulevard

The Planning Commission has not yet written the decision and the Planner assigned to the Project, Michael Christensen, on June 24, 2021 told us "The final motion is still pending issuance. If the Department has not yet issued the decision, you can file an appeal absent that document. We anticipate issuing the final motion within a week or so."

b) Set forth the reasons in support of your appeal:

We challenge denial based clustering of cannabis retail due to the fact that there is no other cannabis retail store for 1 mile in any direction

Community opposition for this project is matched by overwhelming community support

Community ownership in this project has dramatically increased to a majority stake

Person to Whom  
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

GAYNORANN SIATAGA

Name

GAYNORANN SIATAGA

Name

3128 CESAR CHAVEZ ST

Address

SF CA 94110

3128 CESAR CHAVEZ ST

Address

SF CA 94110

(415)240-6720

Telephone Number

(415)240-6720

Telephone Number

  
\_\_\_\_\_  
Signature of Appellant or  
Authorized Agent

City Planning Commission  
Case No. 021-008663C0A

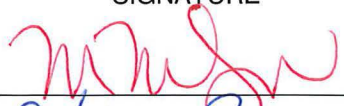




The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.


Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
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13. _____	_____	_____	_____
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20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____



Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 021-000603 CUA, a conditional use authorization regarding (address) 5 Leland Avenue and 2400 Bayshore Boulevard, District 10. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE	DATE
	<u>6/25/21</u>
	<u>6/25/21</u>
	<u>6/28/21</u>
	<u>6/28/21</u>
	<u>6/28/21</u>

(Attach copy of Planning Commission's Decision)

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2021 JUN 28 PM 1:13  
BY 

JOSEPH L REISS JR

537

11-4288/1210 4038

6/28/2021

Date

Pay to the Order of SF PLANNING DEPARTMENT

\$ 665.00

SIX HUNDRED AND SIXTY FIVE <sup>00</sup>/<sub>100</sub>

Dollars

Photo Safe Deposit® Details on back



Wells Fargo Bank, N.A.  
California  
wellsfargo.com

For #021000603 CUA

*[Handwritten Signature]*

MP

*[Faint handwritten notes and scribbles]*

*[Faint handwritten notes]*

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** ["gsiataga1001@gmail.com"](#); ["johnny@access-sf.org"](#); ["tiger123888@yeah.net"](#); ["rmarine@aol.com"](#); ["tranmarlene@yahoo.com"](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Christensen, Michael \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** PLANNING DEPARTMENT RESPONSE: Appeal of Conditional Use Authorization - Proposed 5 Leland Avenue/2400 Bayshore Boulevard Project - Appeal Hearing July 27, 2021  
**Date:** Monday, July 19, 2021 11:08:24 AM  
**Attachments:** [image001.png](#)

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Greetings,

The Office of the Clerk of the Board received the following response from the Planning Department, regarding the appeal of the Conditional Use Authorization of the proposed 5 Leland Avenue and 2400 Bayshore Boulevard project:

[Planning Department Response – July 19, 2021](#)

**The hearing for this matter is scheduled for 3:00 p.m. special order before the Board on July 27, 2021.**

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210756](#)

Best regards,

**Jocelyn Wong**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T: 415.554.7702 | F: 415.554.5163  
[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** Planning Department's Appeal Response for 5 Leland Ave  
**Date:** Monday, July 19, 2021 10:58:30 AM  
**Attachments:** [5 Leland Avenue - Planning Department Appeal Response\[1\].pdf](#)

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Please see attached.

Aaron Starr, Manager of Legislative Affairs

Legislative Affairs

San Francisco Planning

**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: +1628-652-7533 | [sfplanning.org](http://sfplanning.org)

San Francisco Property Information Map

**IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.**

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).





# Conditional Use Authorization Appeal

## 5 Leland Ave / 2400 Bay Shore Blvd

**DATE:** July 19, 2021  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Rich Hillis, Planning Director – Planning Department (415) 558-6411  
Michael Christensen, Case Planner – Planning Department (628) 652-7567  
**RE:** Board File No. 210756, Planning Case No. 2021-000603CUA  
Appeal of Conditional Use Authorization for 5 Leland Avenue / 2400 Bay Shore Blvd  
**HEARING DATE:** July 27, 2021  
**PROJECT SPONSOR:** Quentin Platt, Equinox Botanicals, 530 Divisadero Street, Suite 226, San Francisco, CA 94117  
**APPELLANT(S):** Gaynorann Siataga, 6955 Skyline Blvd, Hillsborough, CA 94010

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### INTRODUCTION

This memorandum and the attached documents are a response to the letters of appeal to the Board of Supervisors (“Board”) filed by the Appellant regarding the Planning Commission’s (“Commission”) disapproval of the application for Conditional Use authorization pursuant to Planning Code Sections:

- 190(b) (Establishment of Cannabis Retail Uses at Sites with MCD Applications Pending Before the Planning Commission);
- 202.2(a) (Location and Operating Conditions);
- 303 (Conditional Use Authorization); and
- 712 (Neighborhood Commercial, Moderate-Scale)

The decision before the Board is whether to uphold, overturn, or amend the Planning Commission’s disapproval of an application for Conditional Use Authorization to allow the proposed Project at the subject property.

### PROJECT DESCRIPTION

The Project includes the establishment of a 2,198- square- foot Cannabis Retail Use with no on-site smoking or vaporizing of cannabis products (hereinafter “Project”), within the ground floor commercial space of a two-story mixed-use building located at 5 Leland Ave and 2400 Bay Shore Blvd (hereinafter “Project Site”).

### SITE DESCRIPTION & PRESENT USE

The Project Site is located within the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District. It is occupied by a two-story mixed-use building of approximately 18,000 square feet. The ground floor tenant spaces are currently vacant and were last occupied by two separate retail uses, dba “Golden 123

Zone” and “Shun Lee Market,” both of which were small neighborhood convenience stores. The second floor contains ten residential units and one guest unit.

### **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site is located at the western corner of Leland Avenue and Bayshore Boulevard within the Visitacion Valley Invest in Neighborhoods (IIN) Initiative Area.

### **BACKGROUND**

- On January 12, 2021, the Project Sponsor filed Application No. 2021-000603CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization for the proposed Project.
- On May 27, 2021 the Commission heard the proposed Application, including public comment on the Project.
- After reviewing the Project and taking public comment, the Commission voted to disapprove the Project.

### **CONDITIONAL USE AUTHORIZATION REQUIREMENTS**

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

Additionally, all applications for Conditional Use Authorization to establish a Cannabis Retail use are subject to the criteria established in Planning Code Section 303(w):

the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.

## **APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES**

**ISSUE 1: The appellant challenges the disapproval on the basis that the Planning Commission erred in determining that the Project would cause an overconcentration of Cannabis Retail uses in the area.**

**RESPONSE 1: The Planning Commission determined that the Project would cause an overconcentration because the Project is located 68 feet from another cannabis storefront (2442 Bay Shore Blvd, a Medical Cannabis Dispensary operating with temporary authorization to conduct adult use sales).**

The Planning Code regulates the location of Cannabis Retailers and their proximity to each other through two Planning Code provisions. First, Planning Code Section 202.2(a) requires a minimum distance of 600-feet from the parcel containing a proposed Cannabis Retailer and any other parcel which contains an existing Cannabis Retailer or Medical Cannabis Dispensary (hereafter “cannabis storefront”). Second, Planning Code Section 303(w) requires that the Commission “consider the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, [and] the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use.”

With respect to the minimum 600-foot distance required under Planning Code Section 202.2(a), the Project does not meet the requirement, because the nearest other cannabis storefront is only 68-feet from the Project Site. However, the Project is entitled to an exemption from this requirement as a “Pending MCD Applicant” under Planning Code Section 190(b). This Section, added under Ordinance No. 16-19, Board File 181061, creates an exemption from the required 600-foot distance between cannabis storefronts for “Pending MCD Applicants,” which the section defines as:

*An applicant that submitted a complete application to the Department of Public Health to operate a Medical Cannabis Dispensary by July 20, 2017, but that did not receive a permit or authorization from the Planning Department to operate such Use as of January 5, 2018, and that qualifies as either an Equity Applicant or an Equity Incubator pursuant to Section 1604 of the Police Code.*

The intent of the legislation was to allow locations that were submitted prior to the adoption of the 600-foot rule to have their cases decided based on the merits of the individual case, even if the location was within 600-feet of another cannabis storefront. The legislation did not exempt these locations from a requirement for Conditional Use Authorization or from the required Finding for Approval of Section 303(w). The proposed Project meets the definition of ‘Pending MCD Applicant’ and is entitled to an exemption from the 600-foot rule.

The required Finding for Approval under Section 303(w) is subjective, in that it does not provide defined parameters for determining whether a specific Project meets the intent of the Section. Instead, the Planning Commission is tasked with reviewing individual Projects for their compliance based on local conditions. For this Project, the Planning Commission noted that the nearest other cannabis storefront is only 68 feet away from the Project Site and on the same block face of Bay Shore Blvd. The Planning Commission also took into consideration the second closest cannabis storefront, which is approximately 0.88 miles from the Project Site (3015 San Bruno Avenue). Based on these conditions, the Planning Commission found that the Project did not meet the Finding for Approval of Planning Code Section 303(w), citing:

*The closest approved Cannabis storefront is located at 2442 Bay Shore Blvd, approximately 68 feet from the Project Site. This site is a Medical Cannabis Dispensary with temporary authorization to conduct adult use sales while being converted to a Cannabis Retailer. The second closest Cannabis storefront is located at 3015 San Bruno Avenue, approximately 4,600 feet from the Project Site. Since an existing cannabis storefront is located on the same block face, the proposed Project is not necessary to provide access to cannabis products for the neighborhood.*

The disapproval of the requested Conditional Use Authorization was based on the Planning Commission's finding that the Project did not meet this finding, as well as other required Findings for Approval. The full findings of the Commission are contained in the attached Disapproval Motion No. 20925.

**ISSUE 2: The appellants contend that "community opposition for this project is matched by overwhelming community support."**

**RESPONSE 2: The Planning Commission was informed at the May 27 hearing of the total amount of comments received in support and in opposition to the proposed Project.**

As of May 27, 2021, the Planning Commission and Department staff had received a total of 478 comments in support of the Project and 598 comments in opposition to the Project. Department staff noted that letters in support of the Project cited support for the project team, support for the decriminalization of cannabis and inclusion of the industry in the neighborhood, and support for the addition of a second storefront in the area. Letters in opposition to the Project stated that one storefront already exists at 2442 Bay Shore Blvd and that no additional outlets are needed, concern for youth access to cannabis products, concern that the storefront would preclude other vacant storefronts in the area from being used for certain business types such as childcare centers or after-school programs, and opposition to the dispensary opening within 600' of 2442 Bay Shore Blvd. Additionally, the majority of comments in opposition cited opposition to an 'MCD' use, reflecting a continuation of the opposition to the Project when it was first proposed in 2016 as a Medical Cannabis Dispensary.

The Planning Commission was informed and understood the balance of support and opposition for the Project when making the decision to deny the requested Conditional Use Authorization.

**ISSUE 3: The appellants state that "community ownership in this project has dramatically increased to a majority stake."**

**RESPONSE 3:** The ownership structure of the business is regulated by the Office of Cannabis and was not material to the Planning Commission's disapproval of the requested Conditional Use Authorization. Additionally, these potential changes in ownership structure were made after the Planning Commission had rendered the decision for the Project.

The Office of Cannabis requires cannabis projects to further the City's social equity goals by meeting equity tiers. Applicants may choose which tier they elect to meet when they apply, and higher numbered tiers are given priority over lower tiers. The highest tier is Equity Applicant, and the second highest is Equity Incubator. This application was submitted to the City's Office of Cannabis as an Equity Incubator tier, which was noted at the Planning Commission hearing. The status of the Project at this second tier was not noted as a basis for the disapproval by the Planning Commission.

Department staff contacted the Project Sponsor for clarification of this statement in the appeal. The Project Sponsor responded that the San Francisco Equity Group has been given an option to purchase 98% of the ownership of the Project if the disapproval is overturned by the Board of Supervisors.

### **SUMMARY RESPONSE**

The information provided by the appellants regarding the concentration of Cannabis Retail uses in the area and neighborhood support and opposition to the Project was known when the Planning Commission disapproved the Project. The ownership structure of the business is not material to the Planning Commission's review and was not cited as a basis for the disapproval. Further, the changes to this ownership structure cited in the appeal occurred after the Planning Commission had rendered its disapproval of the Project.

### **CONCLUSION**

For the reasons stated in this document, in the attached Motion, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Planning Commission's decision in disapproving the Conditional Use authorization for the Project.





# PLANNING COMMISSION MOTION NO. 20925

**HEARING DATE: MAY 27, 2021**

**Record No.:** 2021-000603CUA  
**Project Address:** 5 Leland Avenue / 2400 Bay Shore Boulevard  
**Zoning:** NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District  
55-X Height and Bulk District  
Visitacion Valley/Schlage Special Use District  
**Block/Lot:** 6249 / 001  
**Project Sponsor:** Quentin Platt  
Equinox Botanicals, Inc.  
530 Divisadero Street, Suite 226  
San Francisco, CA 94117  
**Property Owner:** Rasmi & Bahjeh Ziedan Revocable Trust  
6955 Skyline Blvd  
Hillsborough, CA 94010  
**Staff Contact:** Michael Christensen – (628) 652-7567  
[Michael.Christensen@sfgov.org](mailto:Michael.Christensen@sfgov.org)

ADOPTING FINDINGS RELATING TO THE DENIAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 190(B), 202.2, 303, AND 712, REQUESTING THE ESTABLISHMENT OF A 2,198- SQUARE-FOOT CANNABIS RETAIL USE WITH NO ON-SITE SMOKING OR VAPORIZING OF CANNABIS PRODUCTS WITHIN THE GROUND FLOOR COMMERCIAL SPACE OF A TWO-STORY MIXED USE BUILDING LOCATED AT 5 LELAND AVENUE / 2400 BAY SHORE BOULEVARD, LOT 001 IN ASSESSOR'S BLOCK 6249, WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT, THE SCHLAGE LOCK SPECIAL USE DISTRICT, AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On January 12, 2021, Quentin Platt (hereinafter "Project Sponsor") filed Application No. 2021-000603CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a 2,198-square-foot Cannabis Retail use (hereinafter "Project") within the ground floor commercial space of a two-story mixed use building located at 5 Leland Avenue / 2400 Bay Shore Blvd, Block 6249 Lot 001 (hereinafter "Project Site").

The Project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 and Class 3 exemptions.

On May 13, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000603CUA and continued the hearing to the May 27, 2021 hearing.

On May 27, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000603CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-000603CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby DENIES the Conditional Use Authorization as requested in Application No. 2021-000603CUA, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the establishment of a 2,198-square-foot Cannabis Retail Use with no on-site smoking or vaporizing of cannabis products, within the ground floor commercial space of a two-story mixed-use building located at 5 Leland Ave and 2400 Bay Shore Blvd. The Project includes the merger of two existing storefronts to create the new 2,198-square-foot space.
- 3. Site Description and Present Use.** The project site is occupied by a two-story mixed-use building of approximately 18,000 square feet. The ground floor tenant spaces are currently vacant and were last occupied by two separate retail uses, dba “Golden 123 Zone” and “Shun Lee Market,” both of which were small neighborhood convenience stores. The second floor contains ten residential units and one guest unit.
- 4. Surrounding Properties and Neighborhood.** The subject property is located at the western corner of Leland Avenue and Bayshore Boulevard. The property is within the Visitacion Valley Invest in Neighborhoods (IIN) Initiative Area. This corridor was rezoned during the Visitacion Valley planning process. The building is located within the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District.

The NC-3 Zoning District is intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The NC-3 Zoning District is a linear district located along a heavily trafficked thoroughfare (Bayshore Boulevard) that also serves as a major transit route. NC-3 Zoning Districts include some of the longest linear commercial streets in the City, with this one having continuous commercial (and some industrial development) for many blocks. Large-scale lots and buildings and wide streets distinguish the district from smaller-scaled commercial streets, although the District includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. The building standards in this district permit moderately large commercial uses and buildings. A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

The vicinity of 2400 Bayshore Boulevard/5 Leland Avenue contains medical uses including North East Medical Services and Visitacion Valley Pharmacy within two blocks. Other uses within the subject block include dwellings, vacant storefronts, banks, grocery markets, food uses, nail salon, cleaners, mobile phone retail store, post office, church, auto service centers, and a large future development site (Schlage Lock) across the street.

The Project Site is well-served by transit, with major buses running along Bayshore Boulevard, and cross-town and local-serving buses nearby. Given the area's accessibility to the City's transit network, parking is not required. The Project Site is located within one-quarter-mile of MUNI lines KT, 9R, 9, 8AX, 8BX, 8, and 56, within 0.6-miles of the regional-serving Caltrain Bayshore Station (which will be 0.2-miles when streets are developed on the Schlage Lock site, e.g. Visitacion Avenue extension to Tunnel Avenue), and within 3-miles of two regional-serving BART stations (Glen Park and Balboa Park). The General Plan includes Transit Preferential Streets: Bayshore Blvd is Transit Important and Visitacion Ave is Transit Oriented. There is metered parking on Leland Ave and Desmond Street with hours of 9am-6pm Mon-Sat and 12-6pm Sun. Two public parking garages are located within approximately one block. There is a bike lane along Bayshore Boulevard and nearby access to U.S. Highway 101.

**5. Public Outreach and Comments.** The Project Sponsor conducted a community meeting with members of the public on April 21, 2021, and an additional outreach event is planned for May 8, 2021. The Department has received 80 comments expressing support for the Project and a total of 547 emails, form responses, and voicemails expressing opposition to the Project.

- Letters in support of the Project cited support for the project team, support for the decriminalization of cannabis and inclusion of the industry in the neighborhood, and support for the addition of a second storefront in the area.
- Letters in opposition to the Project stated that one storefront already exists at 2442 Bay Shore Blvd and that no additional outlets are needed, concern for youth access to cannabis products, concern that the storefront would preclude other vacant storefronts in the area from being used for certain business types such as childcare centers or after-school programs,

and opposition to the dispensary opening within 600' of 2442 Bay Shore Blvd. Additionally, the majority of comments in opposition cited opposition to an 'MCD' use, reflecting a continuation of the opposition to the Project when it was first proposed in 2016 as a Medical Cannabis Dispensary.

**6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 712 requires a Conditional Use Authorization to operate a Cannabis Retail use in the NC-3 Zoning District.

*The Project is requesting Conditional Use Authorization for the establishment of a Cannabis Retail use, in compliance with this Section.*

- B. **Use Size.** Within the NC-3 Zoning District, the Planning Code principally permits individual Non-Residential Uses at up to 5,999 square feet.

*The Project would provide a 2,198-square-foot (sq ft) Cannabis Retail use which is compliant with this requirement.*

- C. **600-Foot Buffer Rule:** Planning Code Section 202.2(a)(5)(B) states that the parcel containing the Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing public or private School or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. There shall be no minimum radius from a Cannabis Retail Use to an existing day care center or youth center unless a State licensing authority specifies a minimum radius. Additionally, Planning Code Section 190(b) provides that locations where Medical Cannabis Dispensaries were proposed prior to July 20, 2017 and that never received a formal approval of the proposed Medical Cannabis Dispensary use prior to January 5, 2018 (when the City's regulations implementing adult use cannabis and establishing the 600-foot rule were established) are eligible for an exemption from the 600' buffer between Cannabis Retail storefronts and other Cannabis Retail Storefronts or Medical Cannabis Dispensaries, but does not provide any exemption from the 600-foot buffer from Schools. Additionally, the Section provides that such establishments may apply for a Cannabis Retail use, rather than Medical Cannabis Dispensary.

*The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school. The subject parcel is located within 600-feet of 2442 Bay Shore Blvd, which contains a Medical Cannabis Dispensary use operating with temporary authorization to conduct adult use sales pending conversion to Cannabis Retail under Section 190(a) of the Planning Code. The approval of this application would not preclude the conversion of 2442 Bay Shore Blvd to Cannabis Retail. This application qualifies for the exemption from the 600-foot rule under Section 190(b) and thus is compliant with the 600-foot rule*

- D. **Hours of Operation.** The NC-3 Zoning District sets no limits on hours of operation for any uses. State law limits hours of operation for Cannabis Retailers to between 6am and 10pm.

*The Project is required under State law to cease operation between 10pm and 6am.*

- E. **Street Frontage in Mixed Use Districts.** Section 145.1 of the Planning Code requires that within Mixed Use Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space complies with this requirement. No significant modification to the front façade was proposed, and the interior changes do not impact compliance with this Section.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project would provide a retail outlet that is typically required to be at least 600' from other outlets providing the same product (cannabis). While afforded an exemption from this requirement under the Planning Code Section 190(b), the location of the proposed Project is in such close vicinity to an existing cannabis storefront (2442 Bay Shore Blvd, less than 100-feet from the site) and is not considered to be necessary or desirable for this neighborhood. The immediate neighborhood is also served by an existing cannabis retailer. Additionally, by occupying two existing storefronts, located at a key corner gateway to the Leland Avenue neighborhood, the Project could preclude other uses at this site or near this site, which would be more desirable, such as after-school programs, day cares, or other types of retail services. As such, the use is neither necessary nor desirable at the proposed location.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building would remain the same and would not alter the*



*existing appearance or character of the project vicinity. The proposed work would not affect the building envelope.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking for any uses.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The proposed use does not propose on-site smoking or vaporizing of cannabis products. Even so, an odor mitigation plan will be submitted to the Office of Cannabis for review by the Department of Public Health prior to any license approval. Thus, adequate safeguards against odor are provided. The proposed use has no issues with noise or glare.*

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*No changes to landscaping, screening, open spaces, parking and loading areas, or lighting are proposed. Signage will be reviewed under a sign permit for compliance with the Sign Ordinance.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code, except for the required Findings for Approval of Section 303 as noted herein. The Project is not consistent with the objectives and policies of the General Plan as detailed below.*

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed project is not consistent with the stated purpose of NC-3 Zoning District in that the intended use would not further the goal to “offer a wide variety of comparison and specialty goods and services” because it would concentrate two cannabis storefronts within the same block, thus decreasing the variety of goods and services offered in the immediate neighborhood.*

- 8. Additional Conditional Use Findings for Cannabis Retail.** Planning Code Section 303(w) outlines additional findings for the Commission when reviewing proposals for new Cannabis Retail establishments. The Commission shall consider “the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.”

*In the December 2019 report titled "[Cannabis in San Francisco: A Review Following Adult Use Legalization](#)," the City Controller's Office identified the Mission and South of Market Neighborhoods as more concentrated with Cannabis Retail uses in comparison to the balance of San Francisco. The approval of this application would contribute to the balance and even distribution of Cannabis Retail uses in the City by providing an additional outlet in the far southeast of the City. This will reduce the need for customers to travel to other neighborhoods in the City for purchase cannabis products for medical or general use.*

*The closest approved Cannabis storefront is located at 2442 Bay Shore Blvd, approximately 68 feet from the Project Site. This site is a Medical Cannabis Dispensary with temporary authorization to conduct adult use sales while being converted to a Cannabis Retailer. The second closest Cannabis storefront is located at 3015 San Bruno Avenue, approximately 4,600 feet from the Project Site. Since an existing cannabis storefront is located on the same block face, the proposed Project is not necessary to provide access to cannabis products for the neighborhood.*

*There were no sensitive uses found within 600', so the impact on youth exposure from this approval is minimal.*

9. **General Plan Compliance.** The Project is, on balance, not consistent with the following Objectives and Policies of the General Plan:

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 2**

**MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.**

**Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

**OBJECTIVE 3:**

**PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.**

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

**Policy 3.2:**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

#### OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

##### Policy 4.8:

Provide for the adequate security of employees and property.

#### OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

##### Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*Objective 6, Policy 6.1 of the Commerce and Industry Element of the General Plan establishes guidelines for all uses in the City. Such guidelines include:*

- *The use should contribute to the variety of uses in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use, is desirable. In higher-intensity districts with a special orientation to one type of use (such as antique stores), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.*
- *In small-scale districts with limited amounts of commercial space, priority should be given to retail stores and services which primarily serve the needs of nearby residents. Larger-scale districts may include some larger or more specialized uses which serve a broader citywide or regional clientele in addition to convenience-oriented businesses. However, no district should include so many specialty stores that space is not available for businesses which serve the needs of nearby residents. The appropriate size of an individual use may vary depending on the type of merchandise or service offered and the volume or intensity of customer activity it generates.*

*The Commission finds that the proposed use is not consistent with these guidelines, in that it would create an undue concentration of Cannabis Retail uses on the subject block, limiting the availability of commercial space for stores and services which primarily serve the needs of nearby residents.*

**10. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The Project site will provide a new retail tenant and new use for the neighborhood. The addition of*

*this business will enhance foot traffic to the benefit neighboring businesses. Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*No housing is impacted by the Project. The building exterior is maintained, preserving neighborhood character.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The Project has no effect on housing and does not convert housing to a non-residential use.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project site is extremely well-served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area. The Project would unduly concentrate Cannabis Retail uses in the Visitacion Valley neighborhood, which is contrary to the intent to maintain a diverse economic base.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Any construction associated with Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

- 11.** The Project is not consistent with and would not promote the general and specific purposes of the Code

provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use Authorization would not promote the health, safety and welfare of the City.



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DENIES Conditional Use Authorization Application No. 2021-000603CUA**, as proposed per the plans dated May 4, 2021, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 27, 2021.



Jonas P. Ionin  
Commission Secretary

AYES: Chan, Fung, Imperial, Moore

NAYS: Tanner, Diamond, Koppel

ABSENT: None

ADOPTED: May 27, 2021

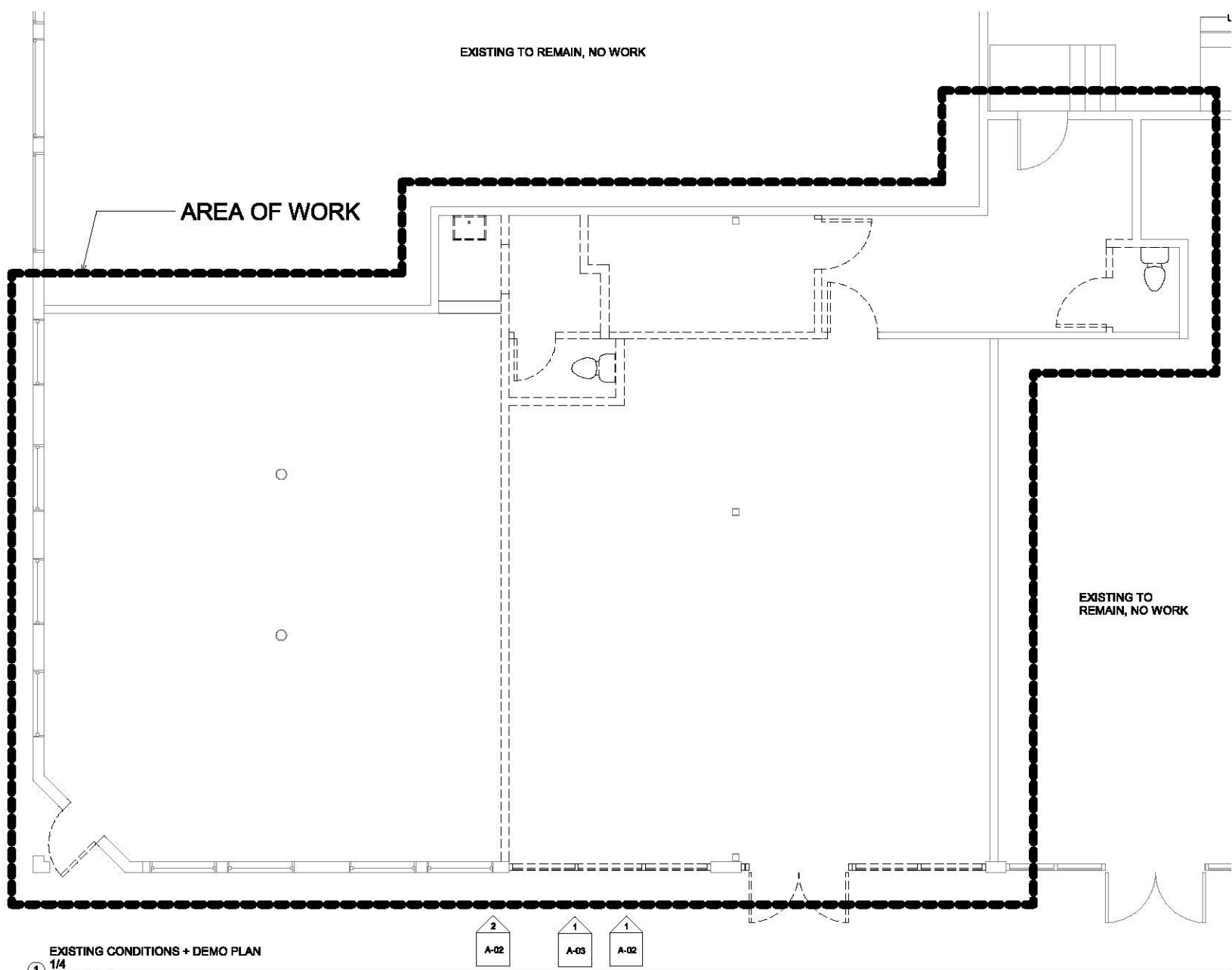




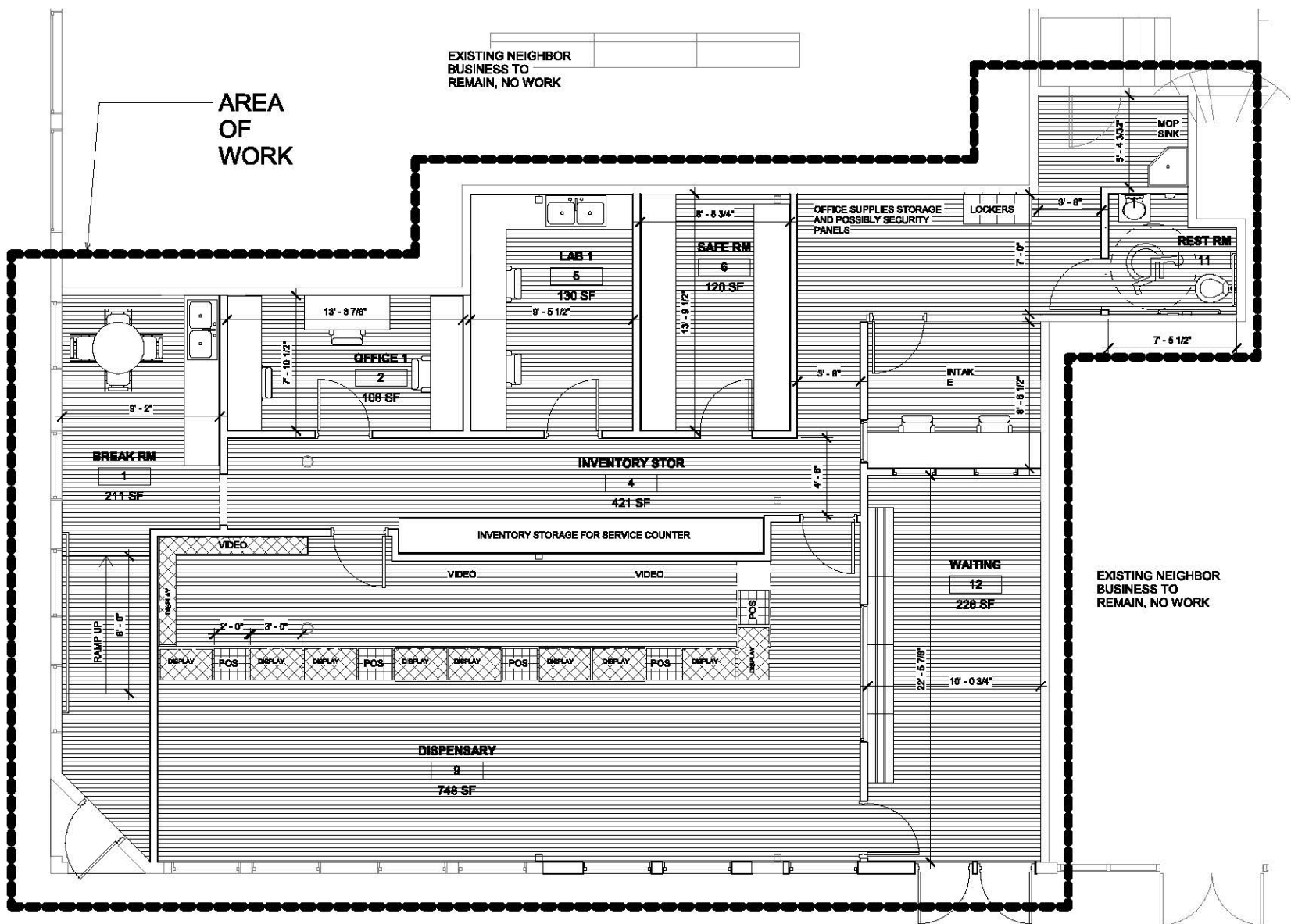








1 EXISTING CONDITIONS + DEMO PLAN  
1/4" = 1'-0"

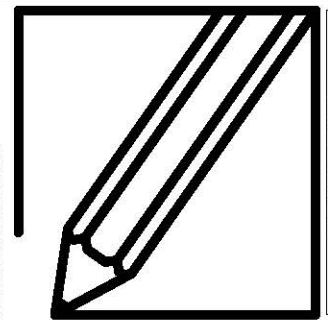


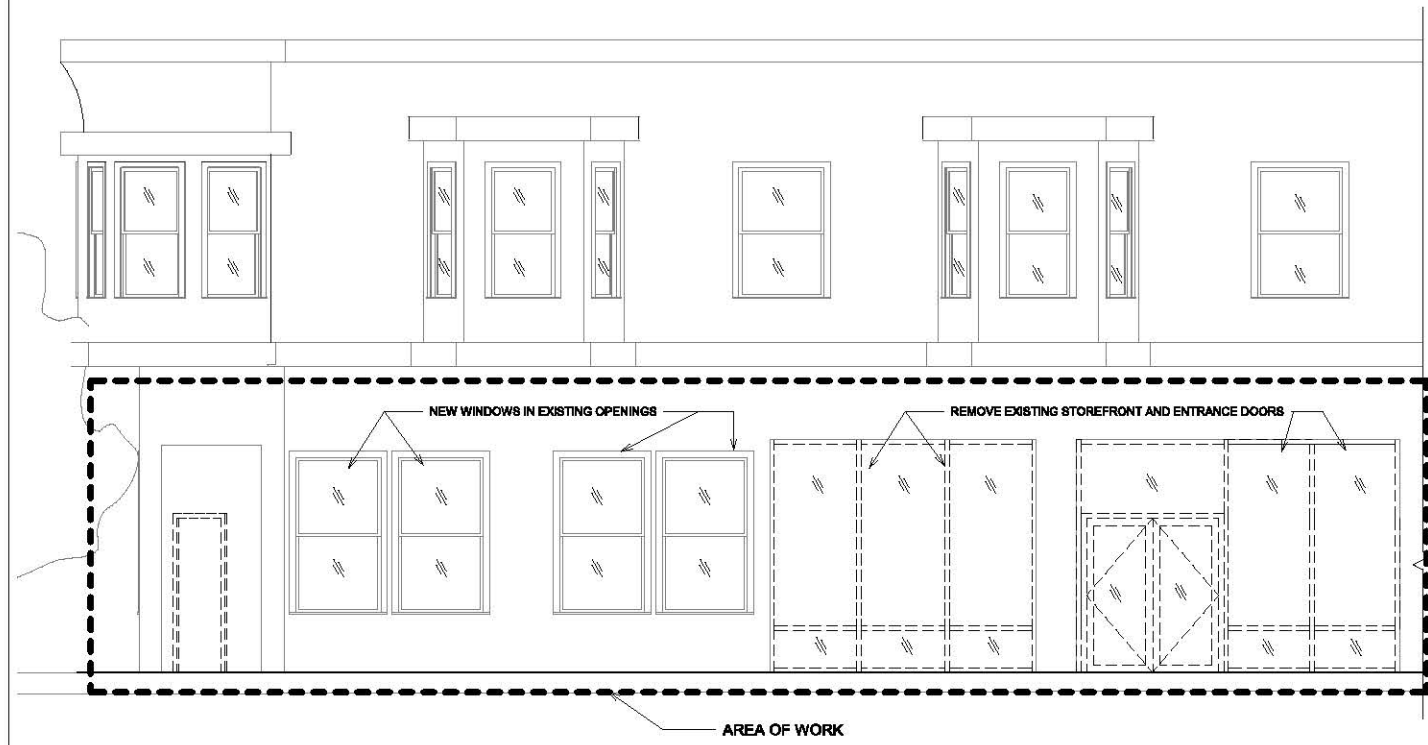
2 GROUND FLOOR  
1/4" = 1'-0"

Project number	2016-03
Date	12-01-2020
Drawn by	KTB
Checked by	Checker
Scale	1/4" = 1'-0"

**FLOOR PLANS EXISTING & NEW**  
VIS VALLEY PARTNERS  
2400 BAYSHORE BLVD  
5-7 LELAND AVENUE

**A-01**

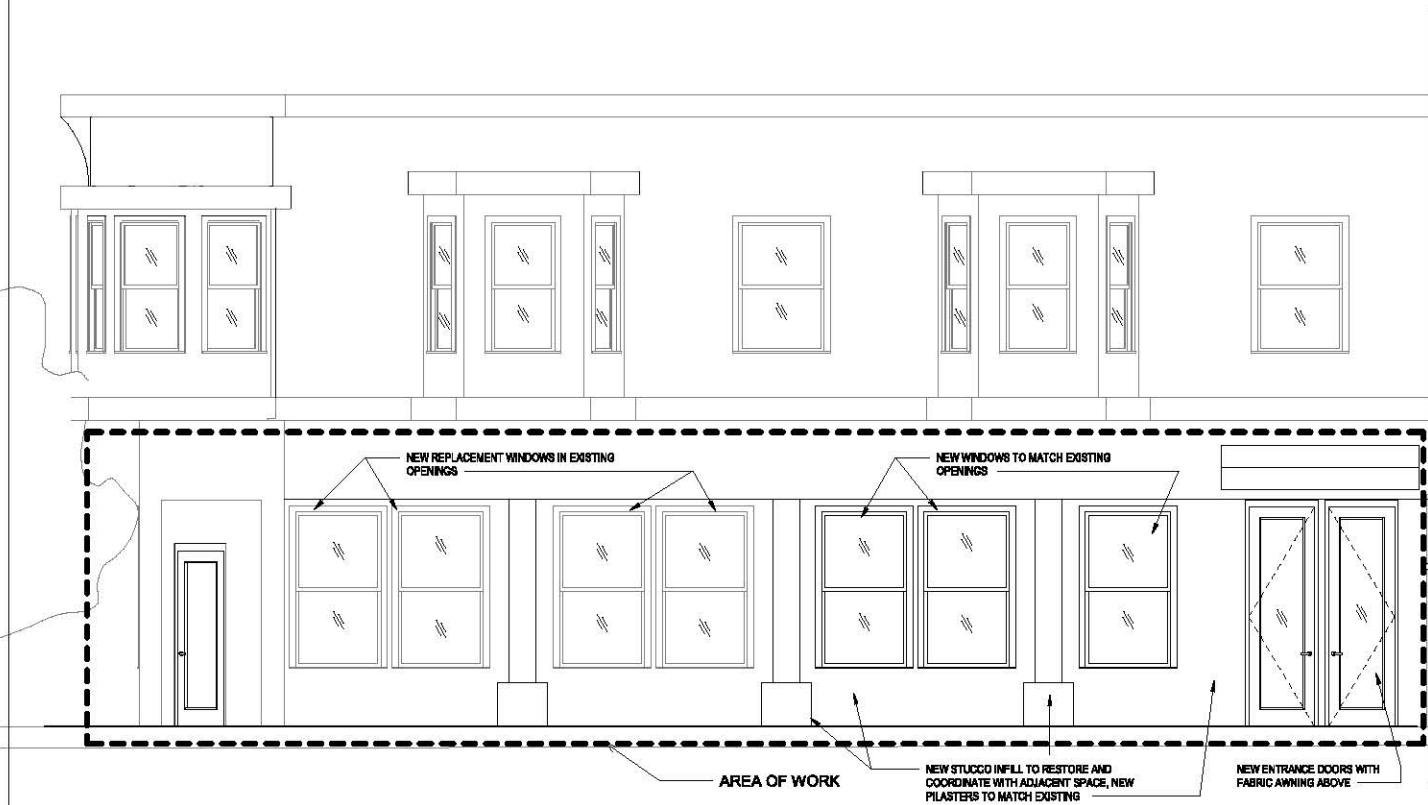




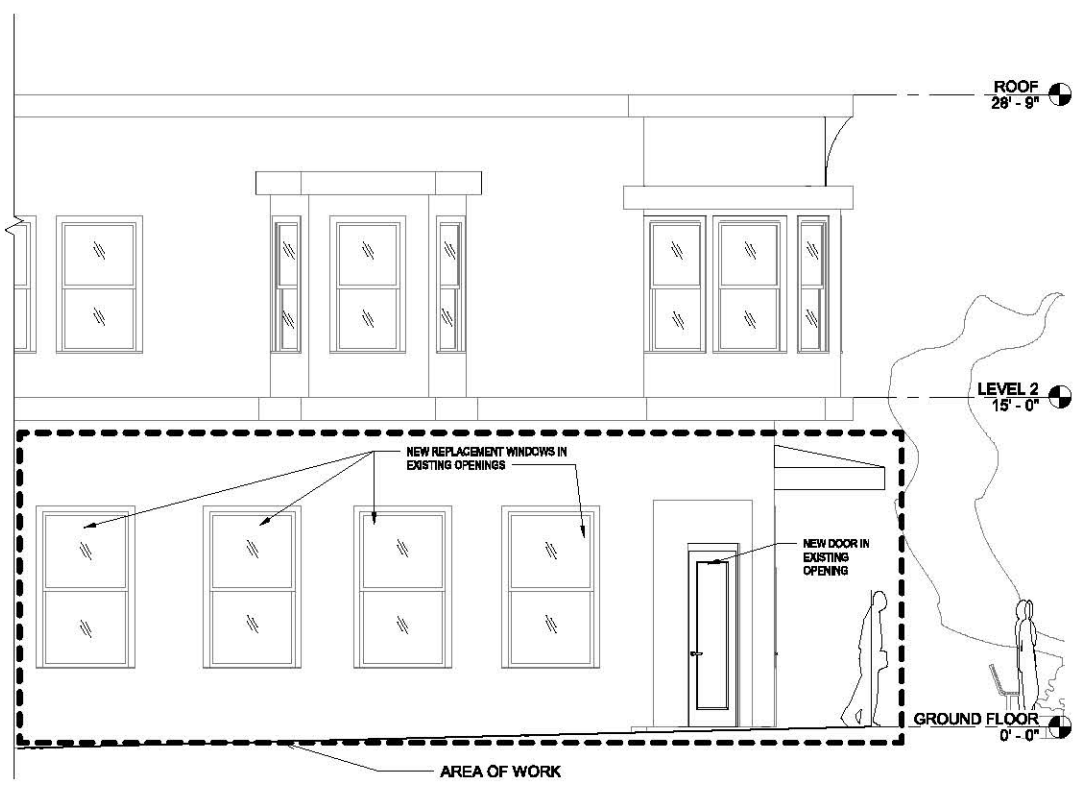
1 SOUTH EXISTING AND DEMO  
1/4" = 1'-0"



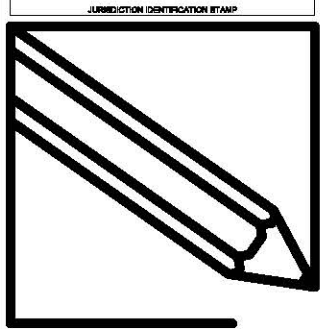
3 West EXISTING  
1/4" = 1'-0"



2 South NEW  
1/4" = 1'-0"



4 West NEW  
1/4" = 1'-0"



PENCIL BOX ARCHITECTS, INC.  
257 CLARA STREET  
SAN FRANCISCO, CA 94117  
415.562.4241



No.	Description	Date

2400 BAYSHORE BLVD  
5-7 LELAND AVENUE  
VIS VALLEY PARTNERS  
ELEVATIONS EXISTING AND NEW

Project number	2016-03
Date	12-01-2020
Drawn by	KTB
Checked by	Checker

A-02

Scale 1/4" = 1'-0"

12/1/2020 7:48:57 PM





**From:** [BOS Legislation, \(BOS\)](#)  
**To:** ["gsiataga1001@gmail.com"](mailto:gsiataga1001@gmail.com); ["johnny@access-sf.org"](mailto:johnny@access-sf.org); ["tiger123888@yeah.net"](mailto:tiger123888@yeah.net)  
**Cc:** ["rmorine@aol.com"](mailto:rmorine@aol.com); [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: Hearing Notice - Appeal of Conditional Use Authorization - Proposed 5 Leland Ave/2400 Bayshore Boulevard Project - Appeal Hearing - July 27, 2021  
**Date:** Tuesday, July 20, 2021 9:58:11 AM  
**Attachments:** [image001.png](#)

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Hello,

The Office of the Clerk of the Board received the below response from Russel Morine of the Opposition Party, regarding the appeal of the Conditional Use Authorization of the proposed 5 Leland Avenue and 2400 Bayshore Boulevard project.

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

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**From:** russel <[rmorine@aol.com](mailto:rmorine@aol.com)>

**Sent:** Friday, July 16, 2021 11:17 AM

**To:** BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>

**Cc:** PEARSON, ANNE (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; STACY, KATE (CAT) <[Kate.Stacy@sfcityatty.org](mailto:Kate.Stacy@sfcityatty.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatty.org](mailto:Kristen.Jensen@sfcityatty.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Gibson, Lisa (CPC) <[lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org)>; Jain, Devyani (CPC) <[devyani.jain@sfgov.org](mailto:devyani.jain@sfgov.org)>; Varat, Adam (CPC) <[adam.varat@sfgov.org](mailto:adam.varat@sfgov.org)>; Navarrete, Joy (CPC) <[joy.navarrete@sfgov.org](mailto:joy.navarrete@sfgov.org)>; Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Sanchez, Scott (CPC) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>; Sider, Dan (CPC) <[dan.sider@sfgov.org](mailto:dan.sider@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>; Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>; Longaway, Alec (BOA) <[alec.longaway@sfgov.org](mailto:alec.longaway@sfgov.org)>; BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>;

Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

**Subject:** Re: Hearing Notice - Appeal of Conditional Use Authorization - Proposed 5 Leland Ave/2400 Bayshore Boulevard Project - Appeal Hearing - July 27, 2021

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Thank you for the link.

I don't know how to get this on the official record, but I want to once again state that a statement made by the Appellant in their official submittal (includes the signatures of 5 Supervisors) is a blatant misrepresentation of the situation.

This statement is 100% false: "We challenge denial based clustering of cannabis retail **due to the fact that there is no other cannabis retail store for 1 mile in any direction**".

There is a existing cannabis store (2442 Bayshore) on the the same block.

The Appellant was a participant during the Planning Commission's hearing on this matter and is fully aware that a second store on the same block was and is the main reason the neighborhood opposes this project.

Thank you.

Russel Morine  
Visitation Valley Resident  
415-740-4014

**"A lie can travel around the world and back again while the truth is lacing up its boots."—Mark Twain.**

-----Original Message-----

From: BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>  
To: 'gsiataga1001@gmail.com' <[gsiataga1001@gmail.com](mailto:gsiataga1001@gmail.com)>; 'johnny@access-sf.org' <[johnny@access-sf.org](mailto:johnny@access-sf.org)>; 'tiger123888@yeah.net' <[tiger123888@yeah.net](mailto:tiger123888@yeah.net)>; 'rmorine@aol.com' <[rmorine@aol.com](mailto:rmorine@aol.com)>  
Cc: PEARSON, ANNE (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; STACY, KATE (CAT) <[Kate.Stacy@sfcityatty.org](mailto:Kate.Stacy@sfcityatty.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatty.org](mailto:Kristen.Jensen@sfcityatty.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Gibson, Lisa (CPC) <[lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org)>; Jain, Devyani (CPC) <[devyani.jain@sfgov.org](mailto:devyani.jain@sfgov.org)>; Varat, Adam (CPC) <[adam.varat@sfgov.org](mailto:adam.varat@sfgov.org)>; Navarrete, Joy (CPC) <[joy.navarrete@sfgov.org](mailto:joy.navarrete@sfgov.org)>; Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>; Teague, Corey (CPC)

<[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Sanchez, Scott (CPC) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>; Sider, Dan (CPC) <[dan.sider@sfgov.org](mailto:dan.sider@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Christensen, Michael (CPC) <[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)>; Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>; Longaway, Alec (BOA) <[alec.longaway@sfgov.org](mailto:alec.longaway@sfgov.org)>; BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>; BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>

Sent: Fri, Jul 16, 2021 9:09 am

Subject: Hearing Notice - Appeal of Conditional Use Authorization - Proposed 5 Leland Ave/2400 Bayshore Boulevard Project - Appeal Hearing - July 27, 2021

Greetings,

The Office of the Clerk of the Board has scheduled a remote hearing for Special Order before the Board of Supervisors on **July 27, 2021, at 3:00 p.m.**, to hear an appeal of a Conditional Use Authorization, for the proposed 5 Leland Avenue and 2400 Bayshore Boulevard project.

**Please find the following link to the hearing notice for the matter:**

[Public Hearing Notice - July 16, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210756](#)

Regards,

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

**From:** [Wilber Rosales](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:36:59 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Wilber Rosales  
wilberosales84@gmail.com  
40 Leland  
San Francisco , California 94112

**From:** [Anselmo Sanchez](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:37:05 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.



Anselmo Sanchez  
chemosm@yahoo.com  
40 leland ave  
San francisco, California 94134

**From:** [Jeziel Rosales](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:39:34 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jeziel Rosales  
jezielrosales13@gmail.com  
40 Leland  
San Francisco , California 94111

**From:** [Jessica De la Cruz](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:40:28 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jessica De la Cruz  
1shanyprincess@gmail.com  
40 Ieland  
San Francisco, California 94112

**From:** [Samantha Rosales](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:41:01 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Samantha Rosales  
shany1600@att.net  
40 Leland  
San Francisco , California 94112



**From:** [Christian Mata](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:44:09 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Christian Mata  
christianmata940@yahoo.com  
733 Filbert Street  
San Francisco, California 94133

**From:** [Onorio Orellana](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:51:54 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Onorio Orellana  
onoriooa@gmail.com  
1433 Marelia Ct  
San Pablo, California 94806

**From:** [Elaine Ding](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:57:55 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Elaine Ding  
elainedingusa@gmail.com  
5851 Mission St.  
San Francisco , California 94112

**From:** [tam tam](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:59:44 AM

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Ms. Clerk of The Board,

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.



tam tam  
tam94134@gmail.com  
360 Hamilton  
san francisco, California 94134



**From:** [Info BetterHousingPolicies.org](http://Info.BetterHousingPolicies.org)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 2:51:16 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Info [BetterHousingPolicies.org](http://BetterHousingPolicies.org)  
[info@betterhousingpolicies.org](mailto:info@betterhousingpolicies.org)  
945 Taraval Street #167  
San Francisco, California 94116

**From:** [Amy Chen](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 2:55:57 PM

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Amy Chen

amy080chen@gmail.com

My relatives live in Leland & Delta

San Francisco , California 94134

**From:** [Josephine Zhao](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 3:06:47 PM

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Josephine Zhao  
josephine\_zhao@yahoo.com  
Our community in Visitation Valley  
SAN FRANCISCO, California 94134



**From:** [Jenny Choy](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 3:09:41 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jenny Choy  
jennychoy1000@gmail.com  
100 block of Raymond Ave  
SAN FRANCISCO, California 94134

**From:** [Baiping Xie](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 3:58:56 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Baiping Xie  
bp\_xie@yahoo.com  
10719 Verawood Dr  
Riverview , Florida 33579

**From:** [zong li feng](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 8:50:01 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

zong li feng  
zlf94112@gmail.com  
55 Oliver St  
San Francisco, California 94112

**From:** [mei.ling.feng](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 8:51:01 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

mei ling feng  
mlf94112@gmail.com  
55 Oliver St  
San Francisco, California 94112



**From:** [Kevin Feng](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 8:51:59 PM

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Kevin Feng  
knjfeng2@gmail.com  
55 Oliver St  
San Francisco, California 94112

**From:** [ning kun Feng](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 8:52:18 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

ning kun Feng  
kev81421@gmail.com  
55 Oliver St  
San Francisco, California 94112

**From:** [Melinda Yuen](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 9:18:10 PM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Melinda Yuen  
vincentyy168@gmail.com  
775 Mcallister St. apt J  
San Francisco , California California 94102

**From:** [Xiao Zhu](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 10:23:57 PM

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Ms. Clerk of The Board,

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“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Xiao Zhu  
ying6578@yahoo.com  
259 Dublin Street  
San Francisco , California 94112



**From:** [Bo Jun Xiao](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 10:25:37 PM

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Ms. Clerk of The Board,

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Bo Jun Xiao  
jeff.xiao@att.net  
75 Oliver St  
San Francisco, California 94112

**From:** [Mike Liang](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 10:29:25 PM

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Mike Liang  
mikel32804@gmail.com  
Geneva Ave  
San Francisco, California 94112

**From:** [Mei Yan Zeng](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 10:38:06 PM

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Ms. Clerk of The Board,

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Mei Yan Zeng  
meiyannatalie@gmail.com  
298 Oliver st  
Daly City, California 94014

**From:** [Jiantong Kuang](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 10:44:29 PM

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jiantong Kuang  
jiantong618@hotmail.com  
271 Bright St  
San Francisco, California 94132



**From:** [Xiuling Feng](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 10:58:23 PM

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Xiuling Feng  
xiulingf@yahoo.com  
Revere and third  
St, California 94124

**From:** [Michelle zhang](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 11:07:56 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Michelle zhang  
michelle\_zjb@yahoo.com  
247 Bright street  
san Francisco, California 94132

**From:** [Lai Yee Au](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 11:27:29 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Lai Yee Au  
laiyeeau@gmail.com  
48 Peabody Street  
San Francisco , California 94134

**From:** [Liqing Zhang](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 11:31:01 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Liqing Zhang  
lzh0318@hotmail.com  
Geneva ave  
San Francisco, California 94112



**From:** [Xiaozhen Xiao](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 11:43:40 PM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Xiaozhen Xiao  
xiaoxiaozhen@hotmail.com  
20 Byron ct  
San Francisco , California 94112

**From:** [Chenyun Li](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Wednesday, July 21, 2021 11:46:26 PM

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Ms. Clerk of The Board,

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“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Chenyun Li  
alysiali888@yahoo.com  
89 Farragut Ave  
San Francisco, California 94112

**From:** [Yue Yuan Ruan](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 7:27:30 AM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Yue Yuan Ruan  
joyceyruan0809@gmail.com  
263 Madrid street  
San Francisco , California 94112

**From:** [Yue Yuan Ruan](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 7:31:01 AM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Yue Yuan Ruan  
joyceyruan0809@gmail.com  
263 Madrid street  
San Francisco , California 94112



**From:** [Jean L Lau](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 8:42:29 AM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jean L Lau  
jlau368@gmail.com  
391 Capistrano Ave  
San Francisco , Ca 94112

**From:** [Kai M. Lau](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 8:47:35 AM

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Ms. Clerk of The Board,

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Kai M Lau  
klau8338@gmail.com  
391 Capistrano Ave  
San Francisco , Ca 94112

**From:** [Marlene TRAN](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 9:59:30 AM

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Ms. Clerk of The Board,

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Marlene TRAN  
tranmarlene@yahoo.com  
23 Ervine Street  
San Francisco, California 94134

**From:** [Curt Yagi](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 10:19:56 AM

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Curt Yagi  
curt@rocksf.org  
73 Leland Ave  
San Francisco, California 94134



**From:** [Sammi Huang](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 10:37:40 AM

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Sammi Huang  
sam.xm.huang@gmail.com  
434 Moscow St  
San Francisco, California 94112

**From:** [Rigoberto Rivera](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:24:53 AM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Rigoberto Rivera  
riverapainting@hotmail.com  
731 Niantic Ave  
Daly City , Ca 94014

**From:** [Lisa Tsang](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:25:03 AM

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Lisa Tsang  
lisa.tsangusa@hotmail.com  
29th Avenue  
San francisco, California 94116

**From:** [Clara Eng](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:26:33 AM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Clara Eng  
claraeng49@yahoo.com  
344 Felton st  
San Francisco , California 94134



**From:** [Delmer Andino](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:28:17 AM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

There is an existing cannabis dispensary on the same block as this proposal. A second cannabis dispensary is not necessary.

The existing cannabis dispensary faced an enormous amount of community resistance. There is no evidence to support the desirability of a second cannabis dispensary on the same block as an existing cannabis dispensary.

The City enacted a 600' radius restriction on cannabis dispensaries for a very good reason, to avoid clustering. The general consensus regarding clustering was that, if not addressed, the concentration of this often-contested use would lead to negative effects along commercial corridors and the surrounding neighborhoods. The 5 Leland proposal is attempting to use a very limited loophole to circumvent Visitacion Valley's protection against a highly contested use. A second cannabis dispensary on the same block (less than 200' away) as an existing cannabis dispensary is in direct contradiction to the City's crystal clear legislated and codified determination on this matter.

The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Delmer Andino  
rnst\_pstrn@hotmail.com  
Leland ave  
San Francisco , California 94134

**From:** [Stephany Rosales](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:29:04 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

“Conditional Uses require ... to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan.”

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Stephany Rosales  
shanns330@gmail.com  
295 Miramar ave  
San Francisco , California 94112

**From:** [Godofredo Mina](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:29:36 AM

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Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Godofredo Mina  
godomina67@gmail.com  
40 Leland Ave.  
San Francisco, Ca, California 94134

**From:** [Jessica Rosales](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:31:19 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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The 5 Leland Ave proposal is unquestionably NOT necessary. Given the community resistance to the first proposal, it should be clear that a second cannabis dispensary is at least equally (if not more) undesirable.

I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Jessica Rosales  
shany1600@att.net  
23370 Nevada Rd  
Hayward, California 94541



**From:** [Oswald Milan Jr](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Opposing a Cannabis Retail Storefront at 5 Leland Avenue and 2400 Bayshore Blvd  
**Date:** Thursday, July 22, 2021 11:32:42 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Clerk of The Board,

As a neighbor and a member of the community, I agree with Planning Commission's decision on 5/27/2021 that the project doesn't meet the criteria for Conditional Use Authorization. We already have a cannabis retail a few doors down. We don't need another one. / 作為鄰居和社區成員,我同意規劃委員會於 2021 年 5 月 27 日的決定,即該項目不符合有條件使用授權的標準。我們已經在幾扇門外有一家大麻零售店。我們不需要另一個。 / Como vecino y miembro de la comunidad, estoy de acuerdo con la decisión de la Comisión de Planificación el 27/05/2021 de que el proyecto no cumple con los criterios para la Autorización de uso condicional. Ya tenemos una tienda de cannabis a unas pocas puertas. No necesitamos otro.

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I do not support a second cannabis dispensary in my neighborhood. Please vote no on this project.

Oswald Milan Jr  
oswald\_m@hotmail.com  
2420 bayshore Blvd  
San Francisco, California 94134

## Wong, Jocelyn (BOS)

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**From:** Board of Supervisors, (BOS)  
**Sent:** Wednesday, July 21, 2021 9:36 AM  
**To:** BOS-Supervisors  
**Cc:** Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); Laxamana, Junko (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)  
**Subject:** FW: SUPPORT for the dispensary applicant 5 Leland Avenue  
**Categories:** 210756

-----Original Message-----

From: David Goldman <brownie.marysf@gmail.com>  
Sent: Tuesday, July 20, 2021 12:49 PM  
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
Cc: Kenneth Koehn <kmkoehn@gmail.com>; John Delaplane <johnny@access-sf.org>; Quentin Platt <q@access-sf.org>; Bram Goodwin <goodwin.bram@gmail.com>; Michael Bostarr <michaelbostarr@gmail.com>; Keith Baraka <keithbaraka@gmail.com>; Conor Johnston <conorj@otterbrands.com>  
Subject: re: SUPPORT for the dispensary applicant 5 Leland Avenue

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors:

On behalf of the membership of the San Francisco Chapter of the Brownie Mary Democratic Club, we are writing to you today in strong support for the proposed dispensary at 5 Leland Avenue.

We have known John Delaplane for over 10 years. John and his team are dedicated to the highest standards of professional conduct and integrity. Their South of Market dispensary Project Cannabis is an exemplar. They have also worked assiduously to make 5 Leland Avenue another top notch dispensary, dedicated to supporting the neighborhood. Due to the moratorium on cannabis dispensary applicants several years ago, their application was delayed. This delay should not be construed as lack of support. In fact, many neighbors and businesses to 5 Leland Avenue have expressed strong support for this project.

Like Project Cannabis, 5 Leland Avenue will be a credit to the neighborhood. We urge you to support their application.

Thank you.

Sincerely,

David Goldman  
President, San Francisco Chapter  
Kenneth Michael Koehn  
Secretary, San Francisco Chapter  
Brownie Mary Democratic Club  
Brownie.MarySF@gmail.com

https://avanan.url-  
protection.com/v1/url?o=www.BrownieMaryDemClub.com&g=ODAzZTYyYmFIZWZmYzcxZQ==&h=YzA3OGRIYTIyNDU4N  
mY5MWY3N2ExMGYyMWZmOTM1ODc4NGRIZjZmOWRmNzJhYTcxMzY1NzZmNGVhZWUwNDg3YQ==&p=YXAzOnNmZH  
QyOmF2YW5hbGpvcjgyZDM5MDJhYjQ4ZGM0ZmFiMTU3M2Q0YjgzMGRjNjJiOnYx  
Instagram: @bmsf415  
m: 415-728-7631

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Laxamana, Junko \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: agenda item removal  
**Date:** Wednesday, July 14, 2021 2:06:00 PM

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**From:** Gina Tobar <ginatobar@gmail.com>  
**Sent:** Wednesday, July 14, 2021 10:33 AM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** agenda item removal

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

There is an agenda item which is set for the Board of Supervisors meeting scheduled for July 27th which is requesting an appeal of a planning board decision and it is based on an untruth.

Five supervisors signed on to place this on the agenda but the statement that they were provided is deceitful because it contains a critical untruth. The appeals asks for review claiming that there isn't a cannabis store within 1 mile of the proposed location, which is fundamentally untrue.

This cannabis business location was rejected by the Planning Commission because local outcry is that the locals do not see a need nor do they want another cannabis business on the same block; and since this area is very suburban/residential with a tiny commercial zone along Leland Avenue of only three blocks (from Bayshore to Rutland), locals don't want it dominated by 2 cannabis stores!

Please tell me how to remove this from the agenda.

Can the supervisors who voted to add it to the agenda let you know that they retract their name? I think that when they learn that the request for a hearing is based on a lie, the Supervisors would want to avoid wasting time in a BOS meeting and certainly wouldn't want the scandal of aligning themselves with this deceitful company.

Thank you for your guidance in this matter.

Kindly,  
Gina Tobar, Visitacion Valley resident  
925-395-7600 cell  
wk cell 415-269-0582

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** "[gsiataga1001@gmail.com](#)"; "[johnny@access-sf.org](#)"; "[tiger123888@yeah.net](#)"; "[rmore@aol.com](#)"  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Vart, Adam \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Lonin, Jonas \(CPC\)](#); [Christensen, Michael \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** Hearing Notice - Appeal of Conditional Use Authorization - Proposed 5 Leland Ave/2400 Bayshore Boulevard Project - Appeal Hearing - July 27, 2021  
**Date:** Friday, July 16, 2021 9:09:11 AM  
**Attachments:** [image001.png](#)

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Greetings,

The Office of the Clerk of the Board has scheduled a remote hearing for Special Order before the Board of Supervisors on **July 27, 2021, at 3:00 p.m.**, to hear an appeal of a Conditional Use Authorization, for the proposed 5 Leland Avenue and 2400 Bayshore Boulevard project.

**Please find the following link to the hearing notice for the matter:**

[Public Hearing Notice - July 16, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210756](#)

Regards,

**Lisa Lew**

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO  
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Tuesday, July 27, 2021

**Time:** 3:00 p.m.

**Location:** REMOTE MEETING VIA VIDEOCONFERENCE

**Watch:** [www.sfgovtv.org](http://www.sfgovtv.org)  
SF Cable Channel 26, 78 or 99 (*depending on your provider*) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

**Public Comment Call-In:** <https://sfbos.org/remote-meeting-call>

**Subject:** **File No. 210756.** Hearing of persons interested in or objecting to the disapproval of a Conditional Use Authorization pursuant to Sections 202.2, 303, and 712 of the Planning Code, for a proposed project at 5 Leland Avenue and 2400 Bayshore Boulevard, Assessor's Parcel Block No. 6249, Lot No. 001, identified in Planning Case No. 2021-000603CUA, issued by the Planning Commission by Motion No. 20925, dated May 27, 2021, to allow the establishment of a 2,198 square foot Cannabis Retail Use with no on-site smoking or vaporizing of cannabis products within the ground floor commercial space of a two-story mixed-use building located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, the Schlage Lock Special Use District, and a 55-X Height and Bulk District. (District 10) (Appellant: Gaynorann Siataga) (Filed June 28, 2021)

On March 17, 2020, the Board of Supervisors (Board) authorized their Board and Committee meetings to convene remotely and allow remote public comment via teleconference. Effective June 29, 2021, the Board and staff began to reconvene for in-person Board proceedings. Committee meetings will continue to convene remotely until further notice. Visit the SFGovTV website at ([www.sfgovtv.org](http://www.sfgovtv.org)) to stream the live meetings, or to watch meetings on demand.

**PUBLIC COMMENT CALL-IN**

**WATCH:** SF Cable Channel 26, 78 or 99 (*depending on your provider*) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen; or

**VISIT:** <https://sfbos.org/remote-meeting-call>

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, July 23, 2021.

For any questions about this hearing, please contact one of the Legislative Clerks:

Lisa Lew ([lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) ~ (415) 554-7718)

Jocelyn Wong ([jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) ~ (415) 554-7702)

**Please Note:** *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*



Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco

jw:ll:ams



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## 公聽會通知

三藩市市及縣政府市參事會  
經由電郵發送和/或美國郵政郵寄

三藩市市及縣政府市參事會將舉行遠程公聽會對以下的上訴作出考慮並且該公聽會將按如下所示進行，屆時所有有意參與的民眾可出席和發言，**特此公告**：

日期: 2021年7月27日星期二

時間: 下午3時

地點: 以視頻會議的方式舉行遠程會議

觀看: [www.sfgovtv.org](http://www.sfgovtv.org)

觀看: 會議開始後可透過三藩市市府有線電視 26、78 或 99 台（具體請根據有線電視服務提供者選擇頻道）觀看會議，電話號碼和會議 ID 屆時亦會在屏幕上顯示。

發表公眾評論指引，請瀏覽網站：

<https://sfbos.org/remote-meeting-call>

議題: 檔案編號 210756。聆訊感興趣或反對人士對根據《規劃法規》第 202.2、303 和 712 條規定，不予批准「有條件使用授權」的意見。提議項目地址：Leland 街 5 號夾 Bayshore 大道 2400 號，估價物業街區號碼 6249，地段號碼 001，規劃案編號 2021-000603CUA，由規劃委員會依據動議編號 20925（日期：2021 年 5 月 27 日）而公佈，擬在兩層混合用途樓宇的地面首層商用空間內設立一間面積為 2,198 平方英尺的大麻零售店，不設現場吸食或不銷售汽化大麻產品，該樓宇位於 NC-3 (鄰里商區、中型規模)區劃區、Schlage Lock 特別用途區，以及 55-X 高度和體積區的範圍內。(第 10 選區)(上訴人: Gaynorann Siataga)(於 2021 年 6 月 28 日已提交)

自 2020 年 3 月 17 日起，市參事會授權全體市參事會及其常務委員會遠程召開會議並准許遠程聽取公眾評論。因此，以視頻會議方式舉行的市參事會會議容許市民遠程發表公眾意見。瀏覽 SFGovTV 網站 ([www.sfgovtv.org](http://www.sfgovtv.org)) 觀看會議直播或隨選視頻觀看。

**公眾評論 CALL-IN**

**觀看頻道:** 會議開始後可透過三藩市市府有線電視26、78或99台（具體請根據有線電視服務提供者選擇頻道）觀看會議，電話號碼和會議ID屆時亦會在屏幕上顯示；或

**瀏覽網站:** <https://sfbos.org/remote-meeting-call>

根據行政法規第 67.7-1 條，無法出席聽證會的人士，可在公聽會前向市府提交有關該議題的書面意見。這些書面意見將會列為該議題的官方公共記錄的一部分，並會引起市參事會的關注。書面意見應郵寄至 Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 或電郵至 ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org))。可在市參事會書記辦公室或瀏覽市參事會立法研究中心網站 (<https://sfbos.org/legislative-research-center-lrc>) 獲取該議題的相關資訊。有關該議題的議程資訊將於 2021 年 7 月 23 日星期五供公眾審閱。

如對本次公聽會有任何疑問，請聯絡其中一位立法書記：

Lisa Lew ([lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) ~ (415) 554-7718)

Jocelyn Wong ([jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org) ~ (415) 554-7702)

**請注意:** 市府部門如常對外辦公，但市府僱員仍在家辦公。請容許我們於 48 小時內對您的來電或電郵作出回覆。



Angela Calvillo  
市參事會書記  
三藩市市及縣政府

jw:ll:ams

JUNTA de SUPERVISORES



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
N.º de teléfono (415) 554-5184  
N.º de fax (415) 554-5163  
N.º de TDD/TTY (415) 554-5227

## AVISO DE AUDIENCIA PÚBLICA

**JUNTA DE SUPERVISORES DE LA CIUDAD Y EL CONDADO DE SAN FRANCISCO**  
**Enviado por correo electrónico o a través del Servicio Postal de los EE. UU.**

POR LA PRESENTE SE DA AVISO QUE la Junta de Supervisores de la Ciudad y el Condado de San Francisco llevará a cabo una audiencia pública remota para considerar la siguiente apelación y dicha audiencia pública se llevará a cabo de la siguiente manera, en cuyo momento todas las partes interesadas podrán asistir y ser escuchadas:

**Fecha:** martes 27 de julio de 2021

**Hora:** 3:00 p. m.

**Ubicación:** REUNIÓN REMOTA POR VIDEOCONFERENCIA

Ver por: [www.sfgovtv.org](http://www.sfgovtv.org)

**Ver por:** Canal de San Francisco (SF) por cable 26, 78 o 99 (dependiendo de su proveedor), una vez que inicie la reunión, el número telefónico y la identificación de la reunión se mostrarán en la pantalla.

**Llamadas para comentarios del público:** <https://sfbos.org/remote-meeting-call>

**Asunto:** **Caso n.º 210756.** Audiencia de personas interesadas o que se oponen a la desaprobación de una Autorización de Uso Condicional de conformidad con las Secciones 202.2, 303 y 712 del Código de Planificación, para un proyecto propuesto en 5 Leland Avenue y 2400 Bayshore Boulevard, Bloque del Tasador N.º 6249, Lote N.º 001, identificado en el Caso de Planificación N.º 2021-000603CUA, emitido por la Comisión de Planificación mediante la moción N.º 20925, con fecha del 27 de mayo de 2021, para permitir el establecimiento de un uso minorista de cannabis de 2,198 pies cuadrados en el que no se fumen ni vaporicen productos de cannabis dentro del espacio comercial de la planta baja de un edificio de uso mixto de dos pisos ubicado dentro del Distrito de Zonificación NC-3 (barrio comercial de escala moderada), el Distrito de Uso Especial Schlage Lock y el Distrito con Limitaciones de Altura y Volumen de 55-X. (Distrito 10) (Apelante: Gaynorann Siataga) (Presentado el 28 de junio de 2021)

El 17 de marzo de 2020, la Junta de Supervisores autorizó las reuniones de la Junta y el Comité para que se convoquen de forma remota y se permitan comentarios del público a distancia. Por lo tanto, las reuniones de la Junta de Supervisores que se lleven a cabo por videoconferencia permitirán comentarios del público a distancia. Viste el sitio web de SFGovTV ([www.sfgovtv.org](http://www.sfgovtv.org)) para ver la transmisión de las reuniones en vivo o para ver las grabaciones de estas cuando lo desee.

**LLAMADAS PARA COMENTARIOS DEL PÚBLICO**

**VER POR:** Canal de SF por cable 26, 78 o 99 (dependiendo de su proveedor), una vez que inicie la reunión, el número telefónico y la identificación de la reunión se mostrarán en la pantalla; o,

**VISITE:** <https://sfbos.org/remote-meeting-call>

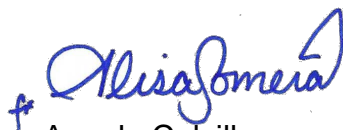
De acuerdo con el Código Administrativo, Sección 67.7-1, las personas que no puedan asistir a la audiencia sobre este asunto pueden enviar comentarios por escrito antes de que comience la audiencia. Estos comentarios se compartirán como parte del registro público oficial en este asunto y se dirigirán a la atención de la Junta de Supervisores. Los comentarios por escrito deben dirigirse a Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 o enviarse por correo electrónico ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)). La información relacionada con este asunto está disponible en la Oficina de la Secretaria de la Junta o en el Centro de Investigación Legislativa de la Junta de Supervisores (<https://sfbos.org/legislative-research-center-lrc>). La información de la agenda relacionada con este asunto estará disponible para la revisión del público el viernes 23 de julio de 2021.

Para cualquier pregunta sobre esta audiencia, comuníquese con uno de los Secretarios Legislativos:

Lisa Lew ([lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org)) ~ (415) 554-7718)

Jocelyn Wong ([jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org)) ~ (415) 554-7702)

***Tenga en cuenta:*** el Departamento está abierto al público, pero los empleados trabajan desde casa. Espere 48 horas para que le devolvamos su llamada o correo electrónico.



Angela Calvillo  
Secretaria de la Junta de Supervisores  
Ciudad y Condado de San Francisco

jw:ll:ams

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

**PROOF OF MAILING**

Legislative File No. 210756

Description of Items: Hearing - Appeal of Conditional Use Authorization Disapproval - 5 Leland Avenue and 2400 Bayshore Boulevard - 168 Notice Mailed

I, John Bullock, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: July 16, 2021

Time: 0935

USPS Location: Repro Pick-up Box in Building Management's Office (Rm 8)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** [Ko, Yvonne \(CPC\)](#); [Yeung, Tony \(CPC\)](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** APPEAL FILING FEE PICKUP: Appeal of Conditional Use Authorization - Proposed 5 Leland Avenue/2400 Bayshore Boulevard Project - Appeal Hearing July 27, 2021  
**Date:** Monday, June 28, 2021 4:09:49 PM  
**Attachments:** [image001.png](#)  
[Appeal Check Pickup.doc](#)

---

Hi Yvonne and Tony,

The check for the appeal filing fee for the Conditional Use Authorization appeal of the proposed 5 Leland Avenue/2400 Bayshore Boulevard project, is ready to be picked up at the Clerk's Office, Monday through Friday from 8:00 a.m. to 5:00 p.m. A fee waiver was not filed with this project.

Ops,

Check No. 537 should be in your possession currently. Please have Planning sign the attached pick up form and scan it to leg clerks when completed.

Thank you.

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

---

**From:** BOS Legislation, (BOS) <bos.legislation@sfgov.org>  
**Sent:** Monday, June 28, 2021 4:03 PM  
**To:** gsiataga1001@gmail.com; johnny@access-sf.org  
**Cc:** PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC)

<devyani.jain@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative\_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

**Subject:** Appeal of Conditional Use Authorization - Proposed 5 Leland Avenue/2400 Bayshore Boulevard Project - Appeal Hearing July 27, 2021

Greetings,

The Office of the Clerk of the Board has scheduled for a remote hearing Special Order before the Board of Supervisors on **July 27, 2021**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 5 Leland Avenue/2400 Bayshore Boulevard project, and an informational letter from the Clerk of the Board.

[Appeal Letter - June 28, 2021](#)  
[Clerk of the Board Letter - June 28, 2021](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 210756](#)

Best regards,

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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BOARD of SUPERVISORS



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TDD/TTY No. (415) 554-5227

June 29, 2021

**File Nos. 210756-210759**  
**Planning Case No. 2021-000603CUA**

Received from the Board of Supervisors Clerk's Office one check, in the amount of Six Hundred Sixty Five Dollars (\$665), representing the filing fee paid by Joseph Reiss for the appeal of the Conditional Use Authorization for the proposed 5 Leland Avenue/2400 Bayshore Boulevard project:

**Planning Department**  
**By:**

*Tony Yeung*

\_\_\_\_\_  
Print Name

*[Signature]* 6/29/21

\_\_\_\_\_  
Signature and Date

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** [gsiataga1001@gmail.com](mailto:gsiataga1001@gmail.com); [johnny@access-sf.org](mailto:johnny@access-sf.org)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Lonin, Jonas \(CPC\)](#); [Christensen, Michael \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** Appeal of Conditional Use Authorization - Proposed 5 Leland Avenue/2400 Bayshore Boulevard Project - Appeal Hearing July 27, 2021  
**Date:** Monday, June 28, 2021 4:02:58 PM  
**Attachments:** [image001.png](#)

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Greetings,

The Office of the Clerk of the Board has scheduled for a remote hearing Special Order before the Board of Supervisors on **July 27, 2021**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 5 Leland Avenue/2400 Bayshore Boulevard project, and an informational letter from the Clerk of the Board.

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[Clerk of the Board Letter - June 28, 2021](#)

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[Board of Supervisors File No. 210756](#)

Best regards,

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
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BOARD of SUPERVISORS



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San Francisco 94102-4689  
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Fax No. (415) 554-5163  
TDD/TTY No. (415) 544-5227

June 28, 2021

Gaynorann Siataga  
3128 Cesar Chavez Street  
San Francisco, CA 94110

**Subject: File No. 210756 - Appeal of Conditional Use Authorization - 5  
Leland Avenue/2400 Bayshore Boulevard Project**

Dear Ms. Siataga:

Thank you for your appeal filing regarding the proposed project at 5 Leland Avenue. The filing period to appeal the conditional use authorization closes on Monday, June 28, 2021. The conditional use appeal was filed with the subscription of five members of the Board of Supervisors, and therefore meets the filing requirements of Planning Code, Section 308.1.

Pursuant to Planning Code, Section 308.1, a remote hearing date has been scheduled for **Tuesday, July 27, 2021, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

- |  |   |
|--|---|
| <b>20 days prior to the hearing:</b><br><i>Wednesday, July 7, 2021</i> | names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and |
| <b>11 days prior to the hearing:</b><br><i>Friday, July 16, 2021</i>   | any documentation which you may want available to the Board members prior to the hearing.           |

For the above, the Clerk's office requests electronic files be sent to [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org).

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554-7712, or Lisa Lew at (415) 554-7718.

Very truly yours,



Angela Calvillo  
Clerk of the Board

ll:jw:ams

- c: Anne Pearson, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Kristen Jensen, Deputy City Attorney  
Lisa Gibson, Environmental Review Officer, Planning Department  
Devyani Jain, Deputy Environmental Review Officer, Planning Department  
Adam Varat, Acting Director of Citywide Planning, Planning Department  
Joy Navarette, Environmental Planning, Planning Department  
Laura Lynch, Environmental Planning, Planning Department  
Corey Teague, Zoning Administrator, Planning Department  
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department  
Dan Sider, Director of Executive Programs, Planning Department  
Aaron Starr, Manager of Legislative Affairs, Planning Department  
Jonas Ionin, Planning Commission Secretary  
Michael Christensen, Staff Contact, Planning Department  
Julie Rosenberg, Executive Director, Board of Appeals  
Alec Longaway, Legal Process Clerk, Board of Appeals

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date \_\_\_\_\_

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor  inquires"
- 5. City Attorney request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

**Subject:**

**The text is listed below or attached:**

Hearing of persons interested in or objecting to the disapproval of a Conditional Use Authorization pursuant to Sections 202.2, 303, and 712 of the Planning Code, for a proposed project at 5 Leland Avenue and 2400 Bayshore Boulevard, Assessor’s Parcel Block No. 6249, Lot No. 001, identified in Planning Case No. 2021-000603CUA, issued by the Planning Commission by Motion No. 20925, dated May 27, 2021, to allow the establishment of a 2,198 square foot Cannabis Retail Use with no on-site smoking or vaporizing of cannabis products within the ground floor commercial space of a two-story mixed-use building located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, the Schlage Lock Special Use District, and a 55-X Height and Bulk District. (District 10) (Appellant: Gaynorann Siataga) (Filed June 28, 2021)

Signature of Sponsoring Supervisor: \_\_\_\_\_

---

For Clerk's Use Only: